178.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	838,600 / 838,600
					USE VALUE:	838,600 / 838,600
					ASSESSED:	838,600 / 838,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HE YUCHENG
Owner 2:	LU YUNJIE
Owner 3:	
Street 1:	102 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BALEKIAN DIRAN A & DIANA S -
Owner 2:	-
Street 1:	102 VALENTINE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1946, having primarily Vinyl Exterior and 1568 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5088.000	437,800		400,800	838,600
Total Card	0.117	437,800		400,800	838,600
Total Parcel	0.117	437,800		400,800	838,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 534.82 /Parcel: 534.82

Legal Description

User Acct 120915

GIS Ref

GIS Ref

Insp Date 07/25/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 178.0-0007-0001.0

!14019!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	437,800	0	5,088.	400,800	838,600		Year end	12/23/2021
2021	101	FV	426,000	0	5,088.	400,800	826,800		Year End Roll	12/10/2020
2020	101	FV	426,000	0	5,088.	400,800	826,800	826,800	Year End Roll	12/18/2019
2019	101	FV	306,600	0	5,088.	400,800	707,400	707,400	Year End Roll	1/3/2019
2018	101	FV	306,600	0	5,088.	337,900	644,500	644,500	Year End Roll	12/20/2017
2017	101	FV	306,600	0	5,088.	309,200	615,800	615,800	Year End Roll	1/3/2017
2016	101	FV	306,600	0	5,088.	263,400	570,000	570,000	Year End	1/4/2016
2015	101	FV	235,200	0	5,088.	229,100	464,300	464,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:11:11

LAST REV

Date	Time
08/28/18	14:34:06

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14019

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BALEKIAN DIRAN	71314-164	1	7/13/2018		860,000	No	No		
102 VALENTINE R	64616-520		12/5/2014		680,000	No	No		
MOSQUERA LISA F	63307-578		2/26/2014	Change>Sale	492,000	No	No		
SCHLICTING PETE	49982-268		8/22/2007		489,900	No	No		
SCHLICTING PETE	49982-265		8/22/2007	Family	1	No	No		
SCHLICTING PETE	47597-189		6/9/2006	Family	1	No	No		
SCHLICTING PETE	30927-328		12/3/1999	Family	1	No	No		
	18584-155		10/1/1987		255,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2016	2161	Porch	14,468	C				
8/18/2014	1004	Heat App	6,800		8/18/2014			A/C installation
6/3/2014	585	Inter Fi	20,000					
9/26/1994	488	Manual	9,200					V/S-GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	CC	Chris C
5/14/2015	SQ Returned	MM	Mary M
6/23/2014	Info Fm Prmt	PC	PHIL C
12/3/2008	Measured	355	PATRIOT
12/21/1999	Meas/Inspect	163	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	120915
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5088		Sq. Ft.	Site		0	70.	1.13	7									400,847						400,800	

Total AC/HA:	0.11680	Total SF/SM:	5088	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	400,847	Spl Credit		Total:	400,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.31964278
Const Adj.:	0.99989998
Adj $ / SQ:	184.732
Other Features:	105551
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	458908
Depreciation:	21110
Depreciated Total:	437798

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

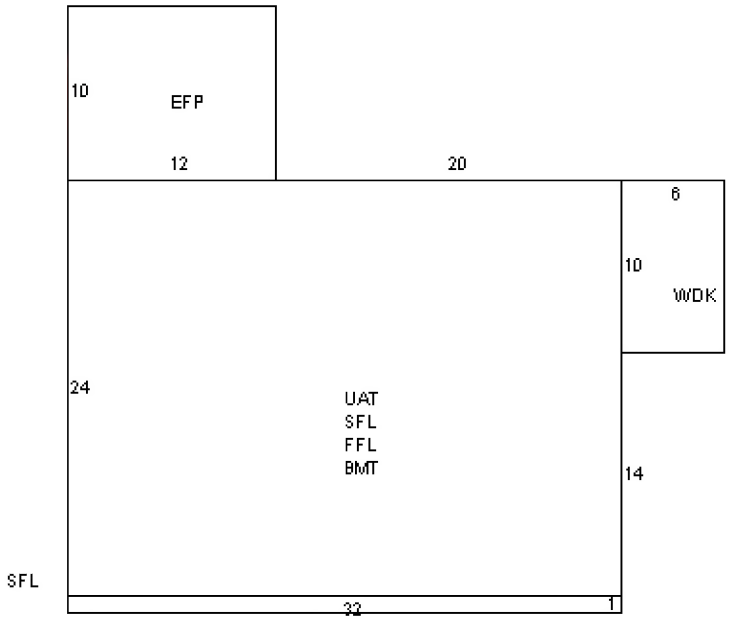
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	184.73
Special Features:	0	Val/Su Net:	161.67
Final Total:	437800	Val/Su SzAd	279.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	184.730	147,785
BMT	Basement	768	55.420	42,562
FFL	First Floor	768	184.730	141,874
UAT	Upper Attic	192	73.890	14,187
EFP	Enclos Porch	120	49.910	5,989
WDK	Deck	60	16.000	960

Net Sketched Area:	2,708			Total:	353,357
Size Ad	1568	Gross Area	3284	FinArea	1568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X5	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc